



PLANNING DEPARTMENT

**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext 1120 • FAX (508) 839-4602  
planningdept@grafton-ma.gov  
www.grafton-ma.gov

**FORM A**

**APPLICATION FOR ENDORSEMENT OF PLAN  
BELIEVED NOT TO REQUIRE APPROVAL (ANR)**

Application No. ANR 2023-03

**1. OWNER OF RECORD:** 130 Ferry Street Realty Trust

STREET / P.O. Box PO Box 428 CITY/TOWN Milford

STATE MA ZIP 01757 TELEPHONE (508) 473-9148

Deed recorded in the Worcester District Registry of Deeds: Book 68126 Page 141

**2. NAME OF APPLICANT:** 130 Ferry Street Realty Trust

STREET / P.O. Box PO Box 428 CITY/TOWN Milford

STATE MA ZIP 01757 TELEPHONE (508) 473-9148

**3. ENGINEER / LAND SURVEYOR:** Knapik Consulting, Inc. (W. Robert Knapik, PLS #38383)

STREET / P.O. Box 1279 Providence Road CITY/TOWN Whitinsville

STATE MA ZIP 01588 TELEPHONE (617) 529-7263

**RECEIVED**

**4. NAME OF AGENT / CONTACT PERSON:** Michael Bruce (PE #51872)

STREET / P.O. Box PO Box 428 CITY/TOWN Milford

STATE MA ZIP 01757 TELEPHONE (508) 904-3245

**FEB 15 2023**

**5. LOCATION OF LAND:** on the south side of Ferry Street

540 feet east of Poplar Street  
(Direction) (Street)

**Planning Board  
Grafton, MA**

**Total Acreage** 1.655 ac. **Zoning District(s)** (including overlay zones) VMU-SG & partially WSPO

**ASSESSOR'S MAP(S)** 123 **LOT #(S)** 13 & 6

**6. Has the Zoning Board of Appeals, Planning Board or Board of Selectmen granted any variance, exception, or special permit concerning this property?** Yes        No X

**7. List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations)**

Map(s) 123 Lot(s) 13 & 6

**8. Affidavit by Engineer / Land Surveyor who stamped/signed the plan that all items required are shown (enclosed attested document).**

Applicant's Signature Jonathan Bruce

Date: 2.13.2023

Property Owner's Signature (if not Applicant)       

Date:       

By: W. Knapik POA

### LIMITED POWER OF ATTORNEY

I, **Jonathan M. Bruce**, Trustee of the **130 Ferry Street Realty Trust**, under Declaration of Trust dated August 26, 2022, a Certificate of Trust of which is recorded with Worcester District Registry of Deeds in Book 68126, Page 138, with an address of 219 East Main Street, P.O. Box 428, Milford, Massachusetts 01757 (the "Trust"), make, constitute and appoint **W. Robert Knapik** of The Law Office of W. Robert Knapik, P.C. of 1279 Providence Road, Whitinsville, Massachusetts 01588, as its true and lawful attorney in fact (my, or the Trust's "Attorney") to represent me and the Trust, as directed by me, in all matters regarding the real property owned by the Trust and known as and numbered 130 Ferry Street, Grafton, Massachusetts 01560 (the "Property") as follows:

to do all things necessary to apply for, pursue, and obtain any and all Municipal, State or Federal permits and approvals related to the Property, including without limitation execution of any application, consent, or agreement, and also including without limitation the ability to deliver and/or record any documents thereby required; and

to sign any documents required by any such federal, state, or municipal authority required to be signed and delivered with respect to any such permit or approval related to the Property, including, but not limited to, required government forms concerning any such permit or approval, Affidavits regarding the Property and compliance with Municipal, State or Federal Laws, and other affidavits required in connection with any such permit or approval; and

giving and granting unto my Attorney full power and authority to perform any and all lawful acts and deeds necessary or convenient to apply for and pursue any such permit or approval or anything in the Trust's interest related to the Property as I on my own behalf or on behalf of the Trust might or could do if personally present and as I shall direct from time to time.

This power of attorney shall not be affected by my subsequent disability or incapacity.

Executed as a sealed instrument this 24<sup>th</sup> day of January, 2023.

**130 Ferry Street Realty Trust**

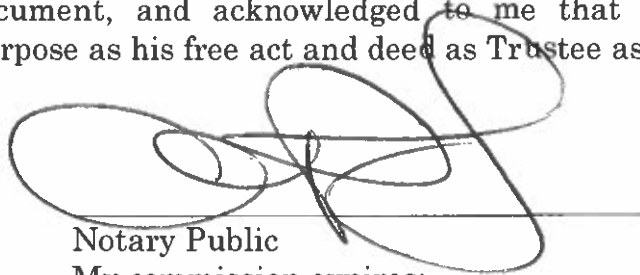


Jonathan M. Bruce, Individually  
and as Trustee

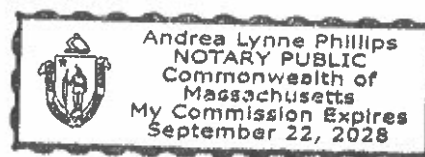
**COMMONWEALTH OF MASSACHUSETTS**

County of Worcester

On this 24<sup>th</sup> day of January, 2023, before me, the undersigned notary public, personally appeared Jonathan M. Bruce, Trustee of the 130 Ferry Street Realty Trust, who proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed as Trustee as aforesaid.



Notary Public  
My commission expires:



Application No. ANR 2023-03

## Affidavit ANR Plan Submittal

I, W. Robert Knapik, P.L.S.  
(Name of Surveyor/Engineer – Please Print)

hereby attest that all above information, required by the Grafton Subdivision Rules and Regulations, is accurately and completely shown on the plan of land

dated 2.13.2023  
regarding MAP(s) 123 LOT #(S) 13 F 6

on FERRY STREET in the Town of Grafton.  
(property address)

Signature: W. Robert Knapik

Address Knapik Consulting, Inc.  
1279 Providence Road

City / Town Whitinsville

State MA ZIP 01588

Phone: (617) 529-7263



# TOWN OF GRAFTON

Grafton Memorial Municipal Center  
30 Providence Road  
Grafton, Massachusetts 01519

## Certificate of Good Standing Application

Please complete this form and return it to the TREASURE/COLLECTOR's Office.

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

**Please note: it can take up to three (3) business days to process each request.**

Please check all that apply and indicate if permit(s) have been issued.

|                      | Permit Issued?           |                          |               | Permit Issued?           |                          |
|----------------------|--------------------------|--------------------------|---------------|--------------------------|--------------------------|
|                      | Yes                      | No                       |               | Yes                      | No                       |
| Building Inspections | <input type="checkbox"/> | <input type="checkbox"/> | Septic System | <input type="checkbox"/> | <input type="checkbox"/> |
| Building Electric    | <input type="checkbox"/> | <input type="checkbox"/> | Conservation  | <input type="checkbox"/> | <input type="checkbox"/> |
| Building Plumbing    | <input type="checkbox"/> | <input type="checkbox"/> | Planning      | <input type="checkbox"/> | <input type="checkbox"/> |
| Board of Health      | <input type="checkbox"/> | <input type="checkbox"/> | Other         | <input type="checkbox"/> | <input type="checkbox"/> |

Other Permit (Please Specify): ANR application (Planning Board)

130 Ferry Street Realty Trust

Petitioner Name

PO Box 428, 219 E. Main Street

Petitioner Address

Milford, MA 01757

City, State, Zip

(508) 473-9148

Phone

130 Ferry Street Realty Trust

Property Owner/Applicant

130 Ferry Street & 130 Rear Ferry Street

Property Address

Grafton, MA 01560 (S. Grafton)

City, State, Zip

| Date:                | Current | Delinquent | N/A |
|----------------------|---------|------------|-----|
| Real Estate          | ✓       |            |     |
| Personal Property    |         |            | ✓   |
| Motor Vehicle Excise | ✓       |            |     |
| Disposal             | ✓       |            |     |
| General Billing      |         |            | ✓   |

  
Treasurer/Collector Signature

2/1/23  
Date

*Revised: January 3, 2023*



LANDOWNER AND APPLICANT:  
130 FERRY STREET REALTY TRUST  
PO BOX 428  
MILFORD, MA 01757

PARCEL INFORMATION:  
DEED RECORDED IN WORCESTER COUNTY (WORCESTER DISTRICT), DEED BOOK 68126, PAGE 141,  
ON AUGUST 26, 2022.

GRAFTON ASSESSOR'S MAP 123, LOTS 13 & 6

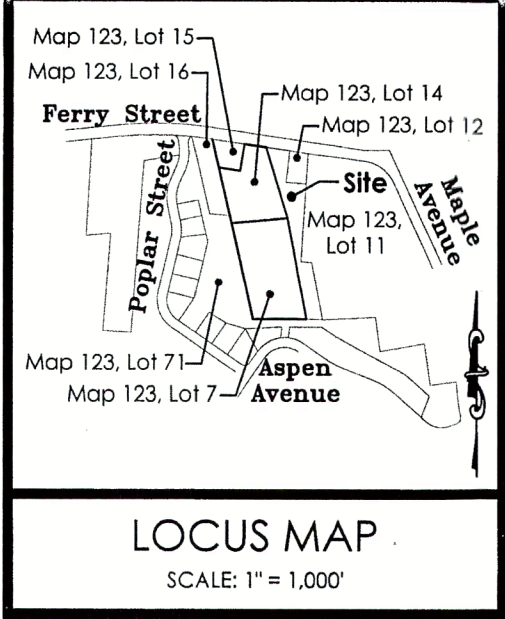
AREA OF PARCEL: 1.655 ACRES  
FRONTAGE: 123.15' (ON FERRY STREET)

ZONING INFORMATION:  
PARCEL IS WHOLLY LOCATED WITHIN THE VILLAGE & NEIGHBORHOOD MIXED USE DISTRICT - SOUTH  
GRAFTON VILLAGE CENTER ("VMU-SG" DISTRICT).

MINIMUM LOT SIZE: 20,000 S.F.  
MINIMUM FRONTAGE: 80'

COMPLIANCE WITH ZONING OR OTHER REGULATIONS IS NEITHER EXPRESSED NOR IMPLIED.

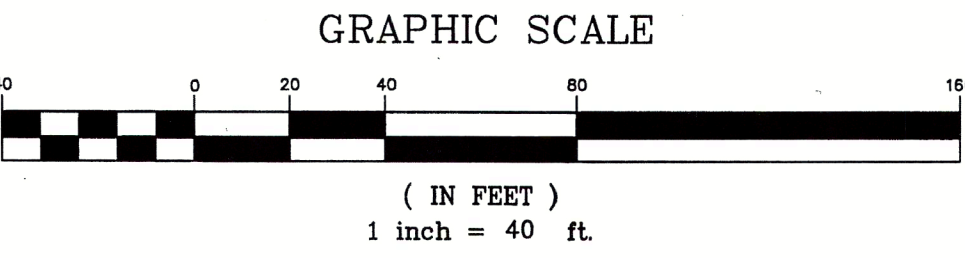
ANR ENDORSEMENT  
ANR ENDORSEMENT IS REQUESTED TO COMBINE 130 FERRY STREET (MAP 123, LOT 13) AND 130  
FERRY STREET REAR (MAP 123, LOT 6). THE RESULTANT PARCEL (LOT 1) WILL HAVE THE REQUIRED  
AREA AND FRONTAGE OF THE VMU-SG ZONING DISTRICT.



**KNAPIK CONSULTING, Inc.**

1279 PROVIDENCE ROAD  
WHITINSVILLE, MA 01588  
(617) 529-7263

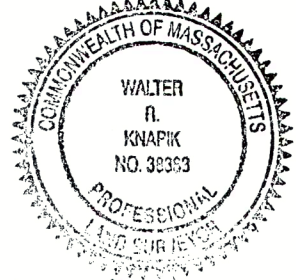
PLAN REFERENCES:  
PLAN BOOK 132, PLAN 1  
PLAN BOOK 258, PLAN 19  
PLAN BOOK 303, PLAN 74  
PLAN BOOK 344, PLAN 92  
PLAN BOOK 789, PLAN 47  
PLAN BOOK 790, PLAN 65



OWNER OF RECORD:  
130 FERRY STREET REALTY TRUST  
PO BOX 428  
MILFORD, MA 01757

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED.  
TOWN OF GRAFTON PLANNING BOARD

BEING A MAJORITY  
DATE:



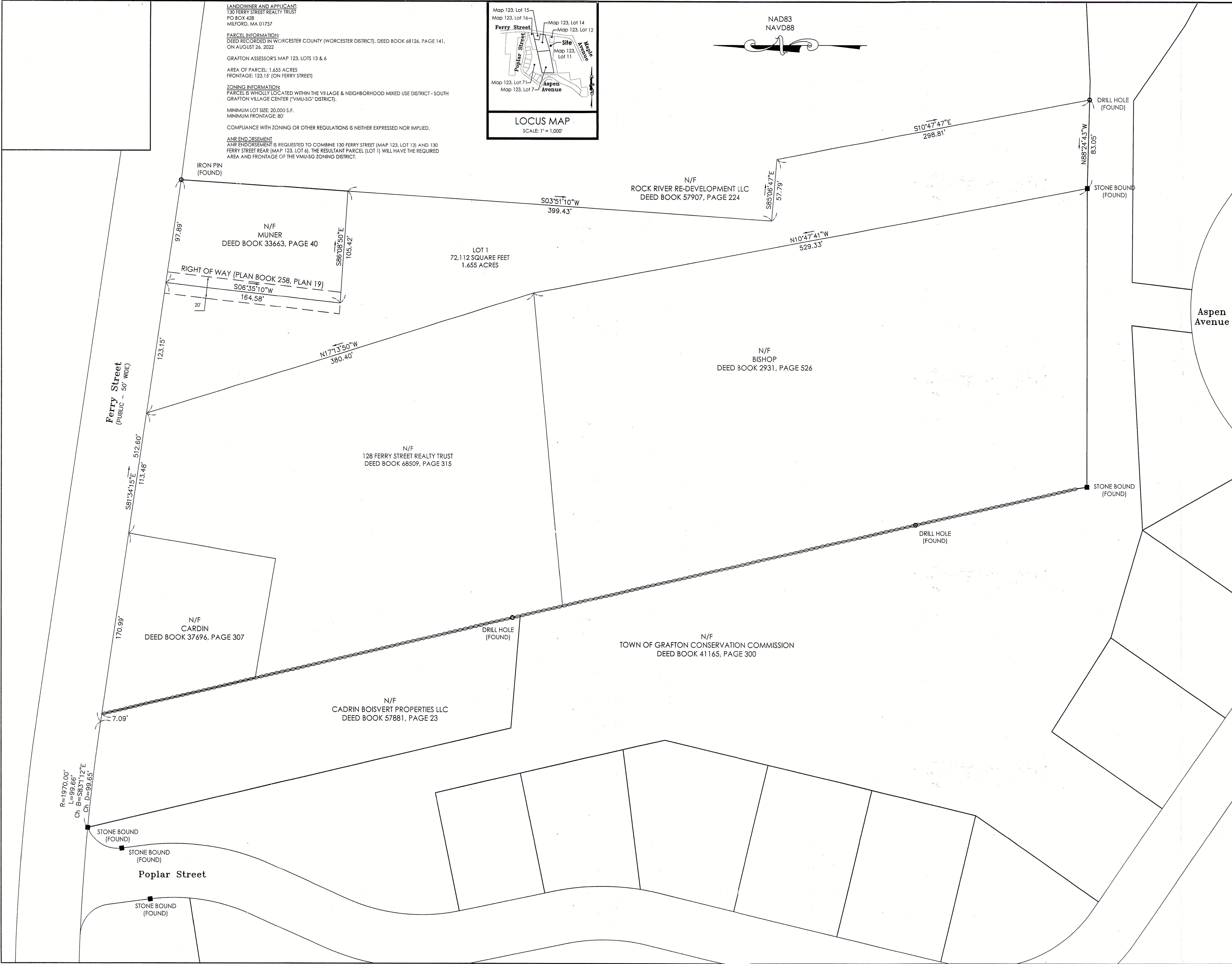
*W. Robert Knapik*, 2.13.2023  
W. ROBERT KNAPIK, PLS NO. 38383

APPROVAL NOT REQUIRED PLAN

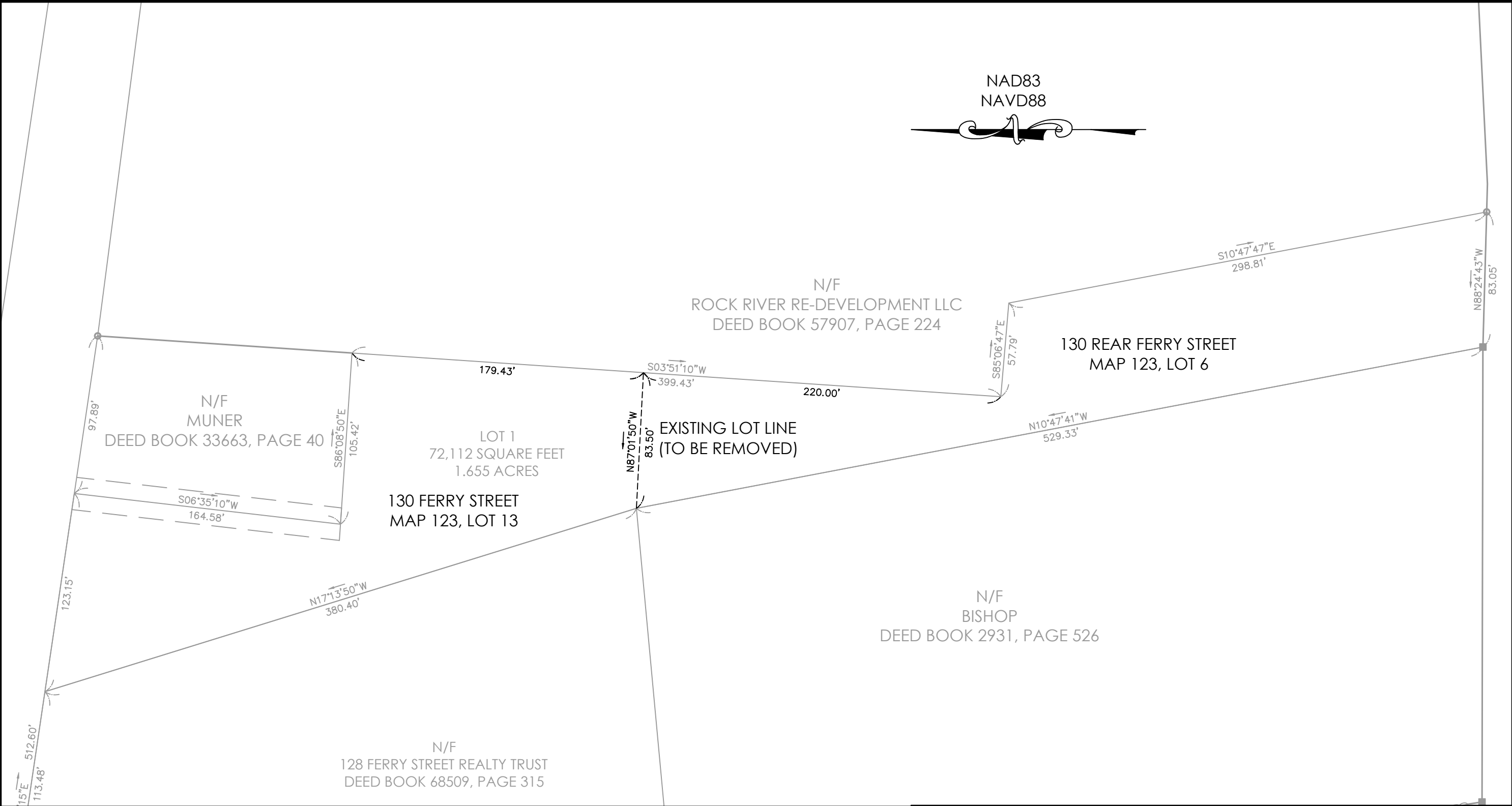
130 FERRY STREET  
S. GRAFTON, MA 01560

PREPARED FOR  
130 FERRY STREET REALTY TRUST

SCALE: 1" = 40' ISSUED: FEBRUARY 13, 2023







|           |                   |
|-----------|-------------------|
| DRAWN BY: | MMB               |
| CHK'D BY: | MMB               |
| DATE:     | FEBRUARY 22, 2023 |
| SCALE:    | 1" = 60'          |
| SHEET:    | 1 of 1            |

TENG SOLUTIONS, LLC  
PO BOX 428  
MILFORD, MA 01757  
PH: (508) 904-3245

ANR APPLICATION EXHIBIT  
130 FERRY STREET  
S. GRAFTON, MA 01560

PREPARED FOR:  
130 FERRY STREET REALTY TRUST